



**QUALITY HOUSE, ST LEVAN ROAD, PLYMOUTH, PL2 1JP**

**TO LET £25,000pa**

**Listers**  
~ PROPERTY CONSULTANTS



**DESCRIPTION:**

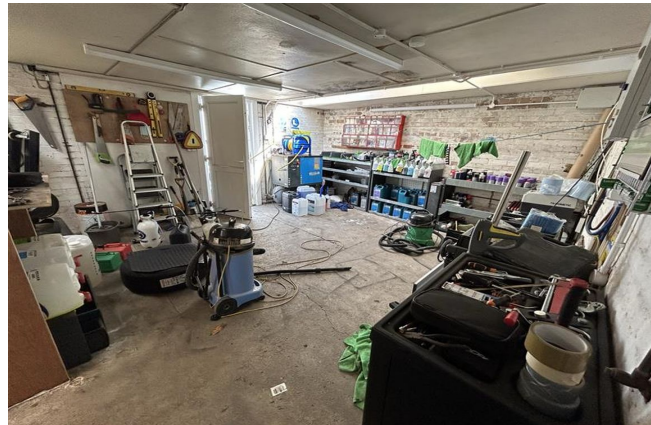
Prominent detached brick built single storey unit building currently used for vehicles sales site. St Levans Road is set in a good size plot with ample external parking set behind security fence with pair of gates opening into yard fronting St Levans Road.

Internally the building provides flexible space with pair of offices from main entrance foyer, vinyl floors with LED lighting. Double glazed windows fronting the site. Door leads through to rear welfare space and workshop/storage areas. Additional stock display room to side.

**SCHEDULE OF ACCOMMODATION:**

Area	sq.ft	sq.m
Showroom	354	33
Workshop 1	306	28
Office	127	12
Workshop 2	301	28
WCs	261	24
<b>Total</b>	<b>1,349</b>	<b>125</b>

Site measures: 0.17 acres / 0.07hectares

**LEASE TERMS:**

The property is available on new FR&I leasehold terms at a rental price from £25,000 + VAT.

**VAT:**

All the above rentals are quoted exclusive of VAT.

**LEGAL COSTS:**

Each party to bear their own costs.

**BUSINESS RATES:**

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £7,800. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Rating for this property: E (113).

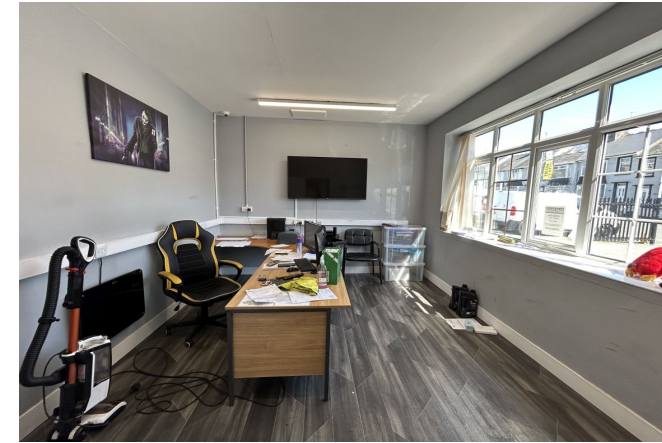
**VIEWING AND CONTACT INFORMATION:**

Strictly through Listers. Please contact:-

**Gareth Forrest**  
**Leigh Robinson**

01752 222135

Email [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)







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